



test PDF Combine only

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	6
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1956
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	24		
Prim Int Wal	5 - Minimal		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet		30 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	5
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	40%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	40%

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.01215601
Const Adj.:	0.98550695
Adj \$ / SQ:	47.879
Other Features:	35430
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1400077
Depreciation:	560031
Depreciated Total:	840046

## COMMENTS

	SKYROPE TECH SERVICES NORTH BENNET	
	ST SCHOOL.	2

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 4		

## REMODELING

		Exterior:	
		Interior:	
		Additions:	
0.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
0	%	General:	

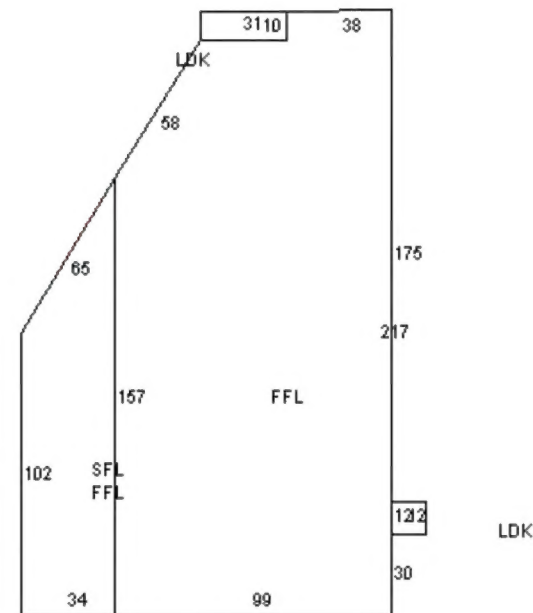
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	47.88	
Special Features:	0	Val/Su Net:	28.65	
Final Total:	840000	Val/Su SzAd	29.10	

### SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	24,465	47.300	1,157,312	
SFL	Second Floor	4,403	45.960	202,380	
LDK	Loading Dock	454	10.910	4,953	
<b>Net Sketched Area:</b>		<b>29,322</b>	<b>Total:</b>	<b>1,364,645</b>	
<b>Size Ad</b>	<b>28868</b>	<b>Gross Area</b>	<b>29322</b>	<b>FinArea</b>	<b>28868</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
42						
80	FFL	100	OFC	30	F	
55	SFL	100	OFC	100	F	
47						
68						

**IMAGE**

**AssessPro** Patriot Properties, Inc







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Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1956
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	24		
Prim Int Wal	5 - Minimal		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	5
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

4

More: N	Total Yard Items:	Total Special Features:	Total:
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## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	40%
Functional:		
Economic:		
Special:		
Override:		
Total:		40%

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.01215601
Const Adj.:	0.98550695
Adj \$ / SQ:	47.879
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LUC Factor:	1.00
Adj Total:	1400077
Depreciation:	560031
Depreciated Total:	840046

## COMMENTS

	SKYROPE TECH SERVICES NORTH BENNET ST SCHOOL.	4

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 4		

## REMODELING

		Exterior:	
		Interior:	
0.	%	Additions:	
	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
0	%	General:	

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	47.88	
Special Features:	0	Val/Su Net:	28.65	
Final Total:	840000	Val/Su SzAd	29.10	

### SKETCH

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
42						
80	FFL	100	OFC	30	F	
55	SFL	100	OFC	100	F	
47						
68						

**IMAGE**

**AssessPro** Patriot Properties, Inc











## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		PARK AVE, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	30 PARK AVE ASSOC LLP			
Owner 2:				
Owner 3:				
Street 1:	PO BOX 288			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

### PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 2.949 Sq. Ft. of land mainly classified as Ind.-Whs. with a Warehouse Building built about 1967, having primarily Correg Steel Exterior and 45920 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 8 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
401	128457.000	1,198,700	24,100	3,584,000	4,806,800		39185
							GIS Ref
							GIS Ref
Total Card	2.949	1,198,700	24,100	3,584,000	4,806,800	Entered Lot Size	
Total Parcel	2.949	2,038,700	24,100	3,584,000	5,646,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	104.68	/Parcel:	75.50	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	401	FV	2,038,700	24100	128,457.	3,584,000	5,646,800		Year end	12/23/2021	<b>PRINT</b>	
2021	401	FV	2,038,700	24100	128,457.	3,526,100	5,588,900		Year End Roll	12/10/2020		
2020	401	FV	2,038,800	24100	128,457.	3,468,300	5,531,200	5,531,200	Year End Roll	12/18/2019	<b>Date</b>	<b>Time</b>
2019	401	FV	1,863,700	25200	128,457.	3,237,100	5,126,000	5,126,000	Year End Roll	1/3/2019	12/30/21	01:46:52
2018	401	FV	1,863,000	25200	128,457.	2,890,300	4,778,500	4,778,500	Year End Roll	12/20/2017	<b>LAST REV</b>	
2017	401	FV	1,863,000	25200	128,457.	2,543,400	4,431,600	4,431,600	Year End Roll	1/3/2017	<b>Date</b>	<b>Time</b>
2016	401	FV	1,863,000	25200	128,457.	1,907,600	3,795,800	3,795,800	Year End	1/4/2016	11/22/21	14:24:48
2015	401	FV	1,736,400	26000	128,457.	1,734,200	3,496,600	3,496,600	Year End Roll	12/11/2014	appr	

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
2/23/2017	183	Manual	5,000					
9/13/2016	1112	Re-Roof	254,745	C				
2/5/2007	79	Manual	50,000			G8	GR FY08	extension of sprin
2/28/2003	127	Renovate	65,000					enlarge existing a
1/16/2003	64	Manual	7,500					renovate shower ar
8/10/2001	544	Re-Roof	10,000	C				
3/14/1997	112		6,400					ADD 2 BATHS
5/3/1994	175	Manual	3,260					SIGN
9/27/1993	476		100,000					REMODEL FOR GYM
8/17/1993	394		1,000					DEMO WALLS

### ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2021	I & E Return	JO	Jenny O
6/11/2019	I & E Return	JO	Jenny O
5/25/2018	MEAS&NOTICE	HS	Hanne S
5/25/2018	Meas/Inspect	HS	Hanne S
3/10/2017	I & E Return	EMK	Ellen K
5/2/2016	I & E Return	MM	Mary M
3/19/2009	Meas/Inspect	197	PATRIOT
8/1/2005	Permit Visit	BR	B Rossignol
6/14/2000	Measured	197	PATRIOT
<b>Sign:</b>	<b>VERIFICATION OF VISIT NOT DATA</b> <div style="float: right;"> <div style="border-bottom: 1px solid black; width: 100px; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; width: 100px; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; width: 100px; height: 20px;"></div> </div>		



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	39185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

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Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	6
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1967	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet		25 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	8	Rating:	Good
A HBth:		Rating:	
OthrFix:	8	Rating:	Good

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	36%
Functional:		
Economic:		
Special:		
Override:		
	Total:	36%

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	0.89252615
Const Adj.:	0.88641918
Adj \$ / SQ:	37.975
Other Features:	82336
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1826162
Depreciation:	657418
Depreciated Total:	1168744

## COMMENTS

	GOLDS GYM , HEALTH CLUB 25% OF BUILDING, BIG FAT MOVING & STORAGE, 25%, ALPHA AUTO REPAIR. 25%.
--	---

## RESIDENTIAL GRID

1st Res Grid				Desc: Line 1								# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0				BRs: 0			Baths: 2		HB 8			

## REMODELING

	Exterior:
	Interior:
	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
3%	General:

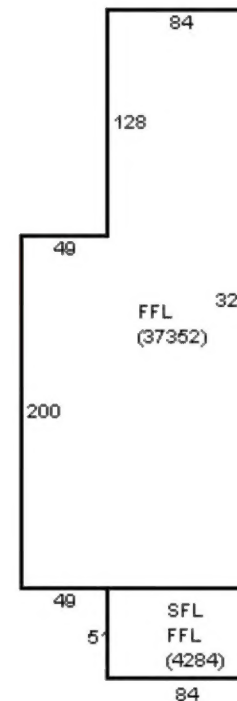
## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	37.98	
Special Features:	30000	Val/Su Net:	26.10	
Final Total:	1198700	Val/Su SzAd	26.10	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	41,636	37.980	1,581,14	
SFL	Second Floor	4,284	37.980	162,68	
<b>Net Sketched Area:</b>		45,920	<b>Total:</b>	1,743,82	
<b>Size Ad</b>	45920	<b>Gross Area</b>	45920	<b>FinArea</b>	4592

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
40						
86	FFL	100	SER	25		1
26						
20						

## IMAGE

